

THIS SPACE RE

2007-009356

Klamath County, Oregon



05/23/2007 03:22:36 PM

Fee: \$21.00

MT079159-DS

After recording return to:

Troy D. Adcock

4431 Laverne Ave.

Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

Troy D. Adcock

4431 Laverne Ave.

Klamath Falls, OR 97603

Escrow No. MT79159-DS

Title No. 0079159

SWD

STATUTORY WARRANTY DEED

Marleigh Luster, Grantor(s) hereby convey and warrant to **Troy D. Adcock and Kimberly A. Adcock, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 1 of Land Partition 2-99, said Land Partition being a partition of Parcel 1 of Land Partition 26-97, being a partition of Lot 58 and a portion of Lot 59 of FAIR ACRES SUBDIVISION NO. 1, situated in the NW1/4 SE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$123,650.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 23rd day of MAY, 2007.

Marleigh Luster

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 5-23-, 2007 by Marleigh Luster.

(Notary Public for Oregon)

My commission expires 9-8-09

